

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Nicodemus Rd. NEC Berrymans * ZONING COMMISSIONER
820 Nicodemus Road *
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Covenant of Grace Pres- * Case No. 92-482-A
byterian Church *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance from Section 413.16 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a total of two (2) signs of 132 sq. ft., in lieu of the maximum one (1) sign of 30 sq. ft. The signs are requested for that property located at 8020 Nicodemus Road in the Reisterstown section of Baltimore County. The site is owned by and is the home of the Covenant of Grace Presbyterian Church.

Appearing at the public hearing for this matter was Philip J. McWilliams, the Architect who prepared Petitioner's Exhibit No. 1, the site plan to accompany the Petition for Variance. Also appearing was Dean Abbott, a representative of the Church. There were no Protestants present.

Testimony presented at the hearing was that the subject site is 8.704 acres in area and is zoned R.C.3. As indicated, the site is improved by an existing 16,000 sq. ft. one story Church. The property is located at the intersection of Nicodemus Road and Berrymans Lane. The locale is rural in nature.

Testimony indicated that in order to identify the site and advertise to increase membership, the Church proposes to construct two identical signs to be located on the site. These signs are particularly shown on

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the attachment to Petitioner's Exhibit No. 1. The signs will designate the name of the Church, as well as provide information as to the identity of the Pastor and note the hours of worship. The Petitioner requests that a variance be granted so that a sign can be placed facing both roads which adjoin the property. That is, due to the large size and topography of the site, one sign is insufficient to be seen from both Nicodemus Road and the Berrymans Lane. As proposed, the signs will be approximately 800 to 900 ft. apart. They will be double faced and not illuminated.

Further, it is to be noted that the proposal enjoys the support of the Office of Planning and Zoning, as set forth in the Zoning Advisory Committee comment offered.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of July, 1992 that a variance from Section 413.16 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a total of two (2) signs of 132 sq. ft., in lieu of the maximum one (1) sign

-2-

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of 30 sq. ft., in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECEIVED FOR FILING
Date 7/30/92
By Mr. S. Ward

-3-

Baltimore County Government
Zoning, Planning, and Zoning
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-1496

July 1, 1992

Mr. Dean Abbott
15058 Eastview Drive
Upperco, Maryland 21144

Mr. Philip McWilliams
c/o Brosso, Wilhelm and McWilliams, Inc.
8600 LaSalle Road, Suite 503
Baltimore, Maryland 21204

RE: Case No. 92-482-A
Petition for Zoning Variance
Covenant of Grace Presbyterian Church, Petitioner
Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

cc: Mr. Mark Mohlmann
Chairman - Board of Deacons
Covenant of Grace Presbyterian Church
820 Nicodemus Road



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 820 Nicodemus Rd., Reisterstown, MD 21136 which is presently zoned RC-3

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.16, to allow a total of two (2) signs of 132 square feet, in lieu of the maximum one (1) sign of 30 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) The size of the sign is required to display pertinent scheduling and information. A double sided sign placed perpendicularly with the road is being requested to facilitate readability from a moving vehicle. One sign would be located on Nicodemus Road at the driveway entrance, and the other sign would be 690 feet away on Berrymans Lane. Due to the existing topography, two signs are not visible at the same time. The property has over 1,600 feet of street frontage. Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Address

City State Zipcode

Phone No.

Date

Zipcode

Who do I submit this petition and affidavit, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Covenant of Grace Presbyterian Church
c/o Mark Mohlmann

Signature
Chairman-Board of Deacons

(Type or Print Name)

Address

City State Zipcode

Phone No.

Date

Zipcode

Phone No.

Date

Zipcode

Phone No.

Date

Zipcode

Phone No.

Date

Zipcode

Phone No.

Date

Zipcode

Phone No.

Date

Zipcode

Phone No.

Date

Zipcode

Phone No.

Date

Zipcode

Phone No.

Date

ZONING DESCRIPTION

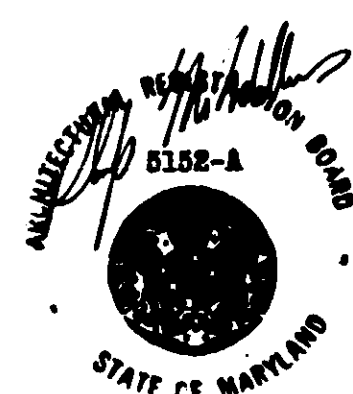
COVENANT OF GRACE CHURCH

Beginning at the point on the south side of Berrymans Lane, which is 70 feet wide, at a distance of 20 feet northeast of the centerline of the nearest improved intersecting street of Nicodemus Road, which is 70 feet wide. Thence the following courses and distances:

M40°-12'-31"E 1322.83 feet, S49°-49'-19"E 300.00 feet,
S40°-12'-38"W 1221.70 feet and N68°-27'-00"W 316.60
feet to the point of beginning as recorded in deed
EHK Jr. 6742/640

The property is 8.704 acres. The address is 820 Nicodemus Road, Reisterstown, Maryland 21136, and is located in the 4th Election District.

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5/5

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-482-A

District 4th
Posted for: Variance
Petitioner: Covenant of Grace Presbyterian Church
Location of property: N/S Nicodemus Road, 820 Nicodemus Road
Location of Sign: N/S Nicodemus Road on front of proposed sign location
Remarks:
Posted by: S. J. Ward
Number of Signs: 1
Date of return: July 10, 1992

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CERTIFICATE OF PUBLICATION

TOWSON, MD. 6/25, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/25, 1992

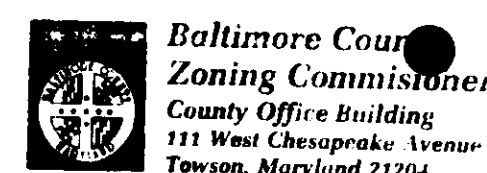
THE JEFFERSONIAN,

S. Zake Orlan

Publisher

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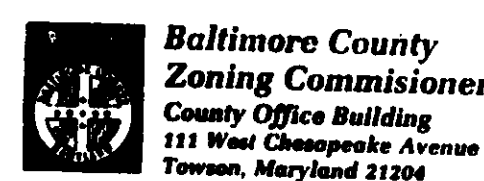
60.27



receipt

Date 7/28/92
Account: R 001 6150
Number 92-482
PUBLIC HEARING FEES
020 - ZONING VARIANCE (OTHER) 1 X \$250.00
TOTAL: \$250.00
LAST NAME OF OWNER: COVENANT OF GRACE
Please Make Check Payable to Baltimore County
BA 001047AM07-24-92 \$60.27

MICROFILMED



receipt

Date 6/08/92
Account: R 001 6150
Number 92-482
PUBLIC HEARING FEES
020 - ZONING VARIANCE (OTHER) 1 X \$250.00
TOTAL: \$250.00
LAST NAME OF OWNER: COVENANT OF GRACE
Please Make Check Payable to Baltimore County
BA 001145AM06-07-92 \$250.00

Cashier Validation



Y-NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	REISTERSTOWN	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	AREA SOUTH	14-K

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A-784-70

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 7-10-92

Covenant of Grace Presbyterian Church
820 Nicodemus Road
Reisterstown, Maryland 21136

RE:
CASE #92-482-A (Item 515)
N/S Nicodemus Road, NEC Berryman Lane
820 Nicodemus Road
4th Election District - 3rd Councilmanic
Petitioner(s): Covenant of Grace Presbyterian Church
HEARING: WEDNESDAY, JULY 29, 1992 at 11:30 a.m. in Rm. 118, Courthouse

Dear Petitioner(s):

Please be advised that \$ 60.27 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE HEARING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make area payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 18, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-482-A (Item 515)
N/S Nicodemus Road, NEC Berryman Lane
820 Nicodemus Road
4th Election District - 3rd Councilmanic
Petitioner(s): Covenant of Grace Presbyterian Church
HEARING: WEDNESDAY, JULY 29, 1992 at 11:30 a.m. in Rm. 118, Courthouse

Variance to allow a total of two signs of 132 square feet in lieu of the maximum one sign of 30 square feet.

Laurence E. Schmidt
Laurence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Covenant of Grace Presbyterian Church
Philip J. McWilliams

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

July 9, 1992

(410) 887-3353

Mr. Mark Mohlmann
Covenant of Grace Presbyterian Church
820 Nicodemus Road
Reisterstown, MD 21136

RE: Item No. 515, Case No. 92-482-A
Petitioner: Covenant of Grace
Presbyterian Church, et al
Petition for Variance

Dear Mr. Mohlmann:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
9th day of June, 1992

Arnold Jablon
DIRECTOR

Received By:
Chairman,
Zoning Plans Advisory Committee

Petitioner: Covenant of Grace Presbyterian Church, et al
Petitioner's Attorney:

DPW/Development Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: Debra L. Gordon Date: 6/29/92

Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 90476 Waiver Number: FRS-1 Zoning Issue: 6-1-92 Meeting Date: 6-1-92
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

✓ Joan R. McMahon FRS-1 6-22-92 NC
DED DEPRM RP STP TE
BBC Associates 511 Comment
DED DEPRM RP STP TE
Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman 512 Comment
DED DEPRM RP STP TE
Fox Chevrolet, Inc. 513 Comment
DED DEPRM RP STP TE
Covenant of Grace Presbyterian Church NC
DED DEPRM RP STP TE
Frederick J. And Michelle Y. Burgesen 517 NC
DED DEPRM RP STP TE
David Marc And Paul C.S. Rosen 518 NC
DED DEPRM RP STP TE
David W. And Debra L. Gordon 519 NC
DED DEPRM RP STP TE
Raymond F. And Nancy A. Plum 520 NC
DED DEPRM RP STP TE
Sebastian T. Rosselli 521 NC
DED DEPRM RP STP TE
Michael And Virginia Myers 522 NC

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BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Booley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: June 29, 1992

SUBJECT: Covenant of Grace Presbyterian Church

INFORMATION:
Item Number: 515
Petitioner: Covenant of Grace Presbyterian Church
Property Size: 8.70 acres
Zoning: RC 3
Requested Action: Variance

Hearing Date: 7/1

SUMMARY OF RECOMMENDATIONS:
This petitioner is requesting a variance to allow a total of two signs of 132 square feet, in lieu of the maximum one sign of 30 square feet.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request.

This sign is well designed and blends in well with the adjacent surroundings. The signs are proportional to the rest of the site and is located in an area that gives the appearance of not being excessive. However, the Office of Planning and Zoning recommends that the petitioner be required to submit a landscape plan, for the area surrounding the signs, that must be approved by the Office of Planning and Zoning.

Prepared by: Francis Moroney
Division Chief: Emir M. M. M. M.
PM:rdn

RECEIVED
JUL 7 1992
ZONING OFFICE

515.ZAC/ZAC1 MICROFILMED

DPW/Development Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: Debra L. Gordon Date: 6/29/92

Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 90476 Waiver Number: FRS-1 Zoning Issue: 6-1-92 Meeting Date: 6-1-92
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

Joan R. McMahon FRS-1 W/C 6-22-92
DED DEPRM RP STP TE
✓ BBC Associates 511 N/C
DED DEPRM RP STP TE
Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman 512 N/C
DED DEPRM RP STP TE
Fox Chevrolet, Inc. 513 N/C
DED DEPRM RP STP TE
Covenant of Grace Presbyterian Church 517 N/C
DED DEPRM RP STP TE
Frederick J. And Michelle Y. Burgesen 517 N/C
DED DEPRM RP STP TE
David Marc And Paul C.S. Rosen 518 N/C
DED DEPRM RP STP TE
David W. And Debra L. Gordon 519 N/C
DED DEPRM RP STP TE
Raymond F. And Nancy A. Plum 520 W/C
DED DEPRM RP STP TE
Sebastian T. Rosselli 521 N/C
DED DEPRM RP STP TE
Michael And Virginia Myers 522 N/C

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: Debra L. Gordon Date: 6/29/92

Project Name: Stonegate at Patapsco (Azeal Property)
File Number: 90476 Waiver Number: FRS-1 Zoning Issue: 6-1-92 Meeting Date: 6-1-92
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

Joan R. McMahon FRS-1 6-22-92
DED DEPRM RP STP TE
BBC Associates 511 In process
DED DEPRM RP STP TE
Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman 512 NO COMMENTS
DED DEPRM RP STP TE
Fox Chevrolet, Inc. 513 In process
DED DEPRM RP STP TE
Covenant of Grace Presbyterian Church 515 NO COMMENTS
DED DEPRM RP STP TE
Frederick J. And Michelle Y. Burgesen 517 In process
DED DEPRM RP STP TE
David Marc And Paul C.S. Rosen 518 NO COMMENTS
DED DEPRM RP STP TE
David W. And Debra L. Gordon 519 NO COMMENTS
DED DEPRM RP STP TE
Raymond F. And Nancy A. Plum 520 In process
DED DEPRM RP STP TE
Sebastian T. Rosselli 521 NO COMMENTS
DED DEPRM RP STP TE
Michael And Virginia Myers 522 In process

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

JUNE 19, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: COVENANT OF GRACE PRESBYTERIAN CHURCH

Location: #820 NICODEMUS ROAD

Item No.: + 515 (LJC) Zoning Agenda: JUNE 22, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature]
Planning Group
Special Inspection Division

JP/KEK

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Department of Recreation and Parks
Development Review Committee Response

Project Name: [Signature] Date: 7/1/92
File Number: Waiver Number: Zoning Issue: Meeting Date:

Joan R. McMahon FRS-1 6-22-92

DED DEPRM RP STP TE [Signature] No Comment
BBC Associates

DED DEPRM RP STP TE [Signature] No Comment
Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman

DED DEPRM RP STP TE [Signature] No Comment
Fox Chevrolet, Inc.

DED DEPRM RP STP TE [Signature] No Comment
Covenant of Grace Presbyterian Church

DED DEPRM RP STP TE [Signature] No Comment
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DED DEPRM RP STP TE [Signature] No Comment
David Marc And Paul C.S. Rosen

DED DEPRM RP STP TE [Signature] No Comment
David W. And Debra L. Gordon

DED DEPRM RP STP TE [Signature] No Comment
Raymond F. And Nancy A. Plum

DED DEPRM RP STP TE [Signature] No Comment
Sebastian T. Rosselli

DED DEPRM RP STP TE [Signature] No Comment
Michael And Virginia Myers

DED DEPRM RP STP TE [Signature] No Comment

COUNT 11

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PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
Philip McWilliams
DEAN ABBOTT

ADDRESS
Burr Hill, Suite 501, 8000 Lasalle Rd.
Burr Hill, MO. 64836
15058 EASTVIEW DR.
LYPERCO, MD, 21155

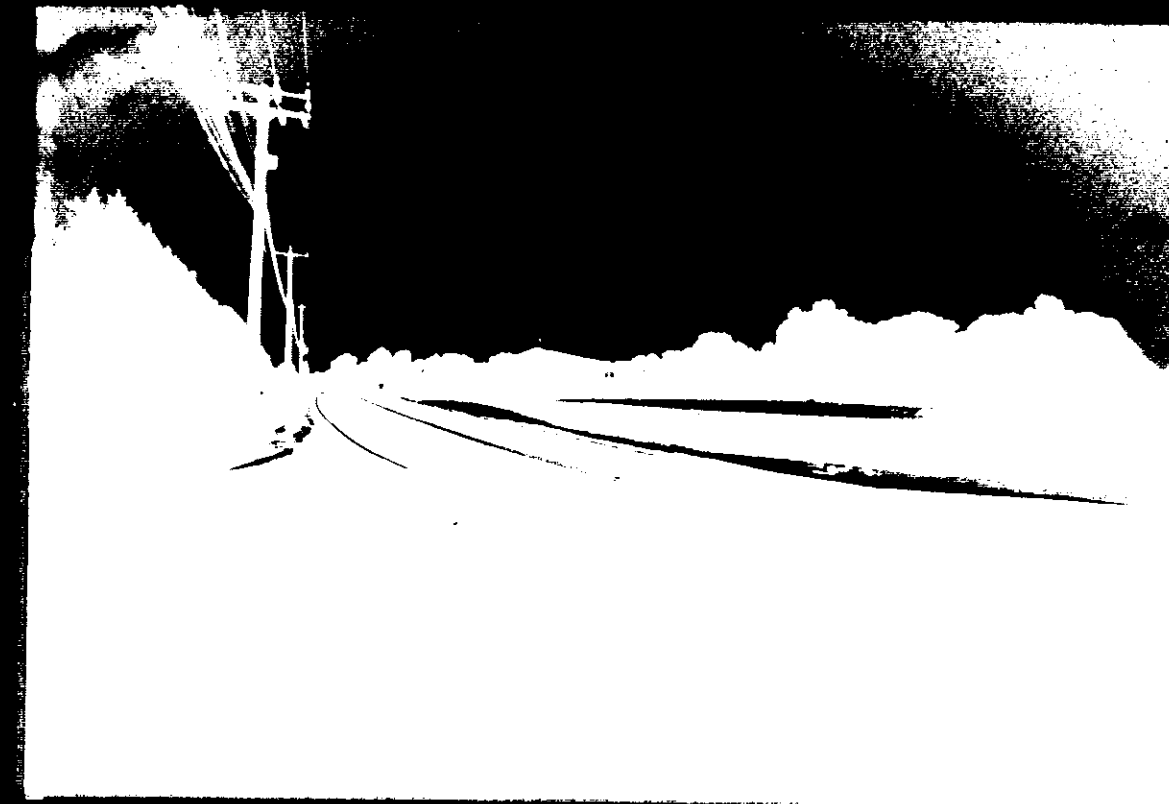
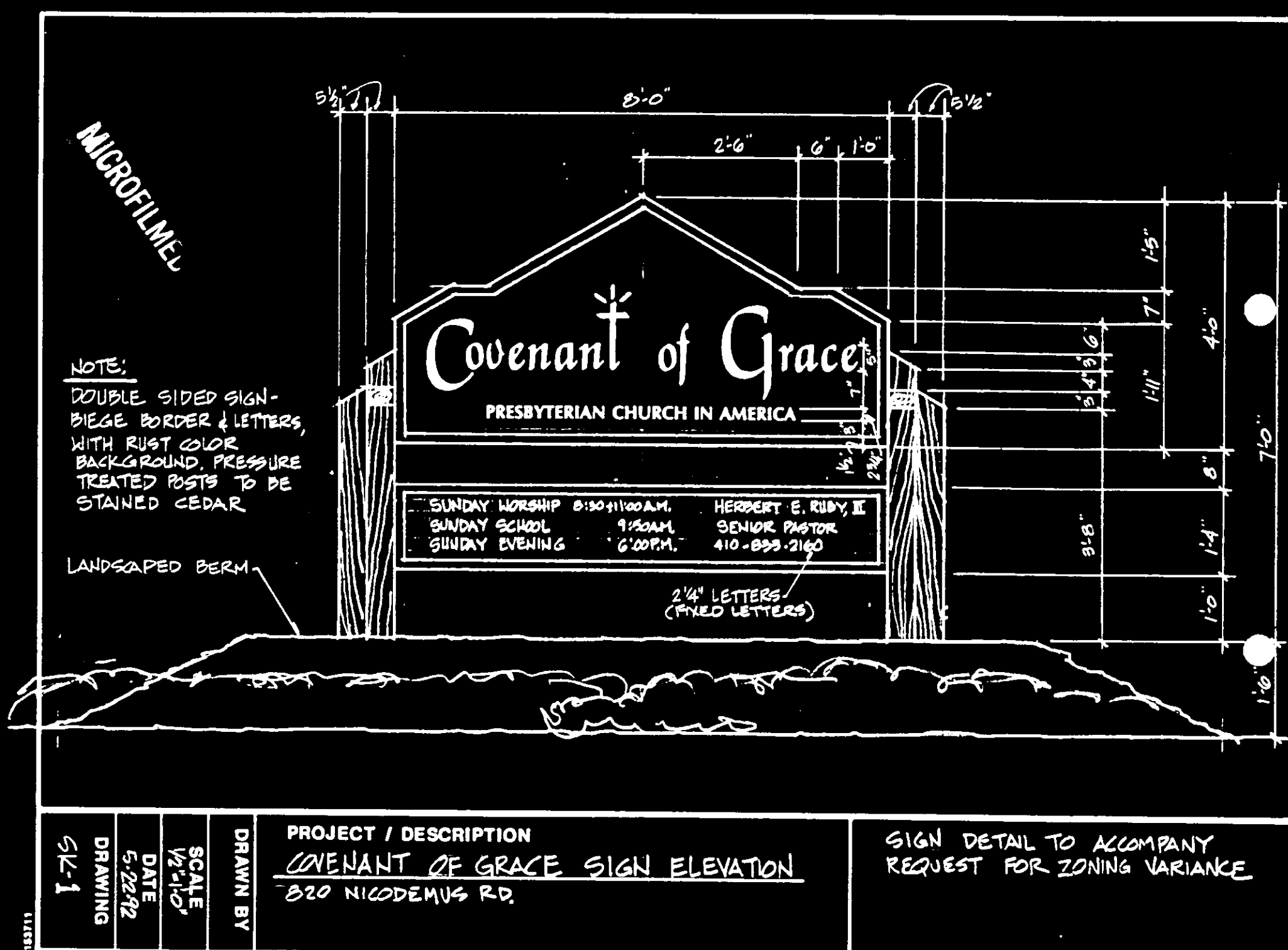
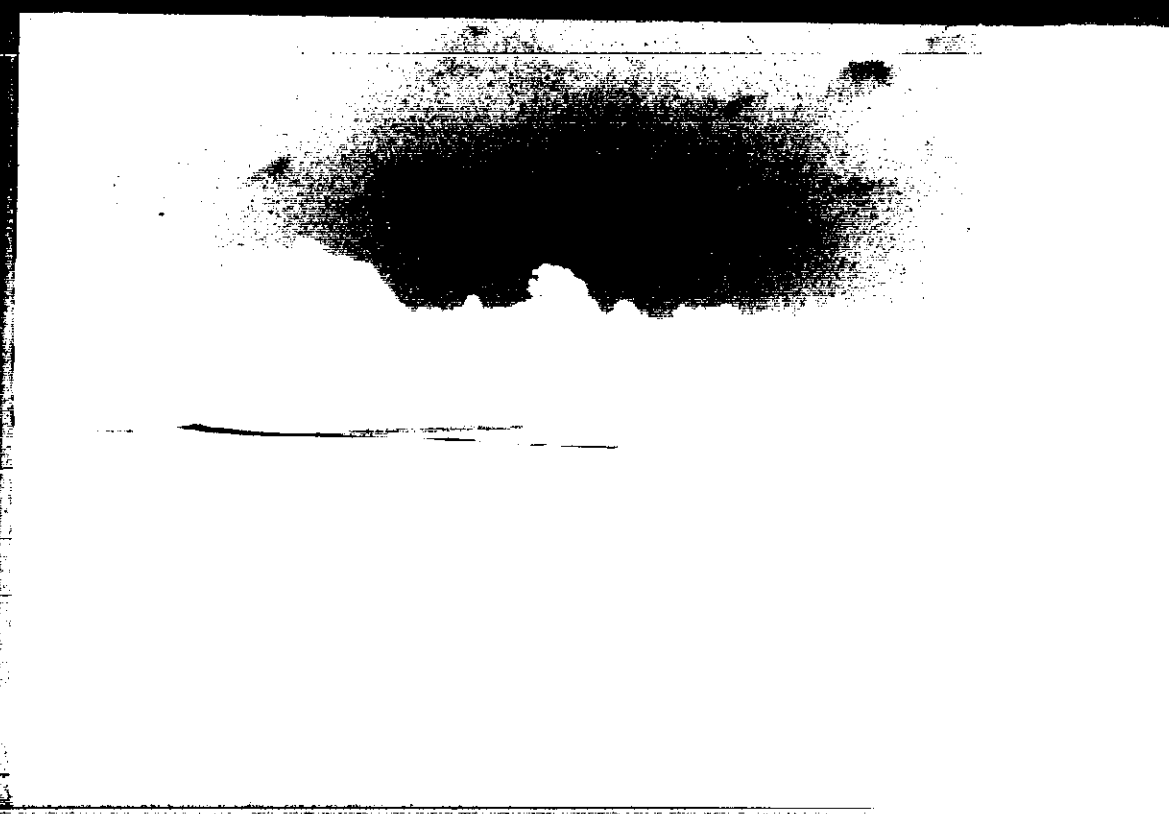


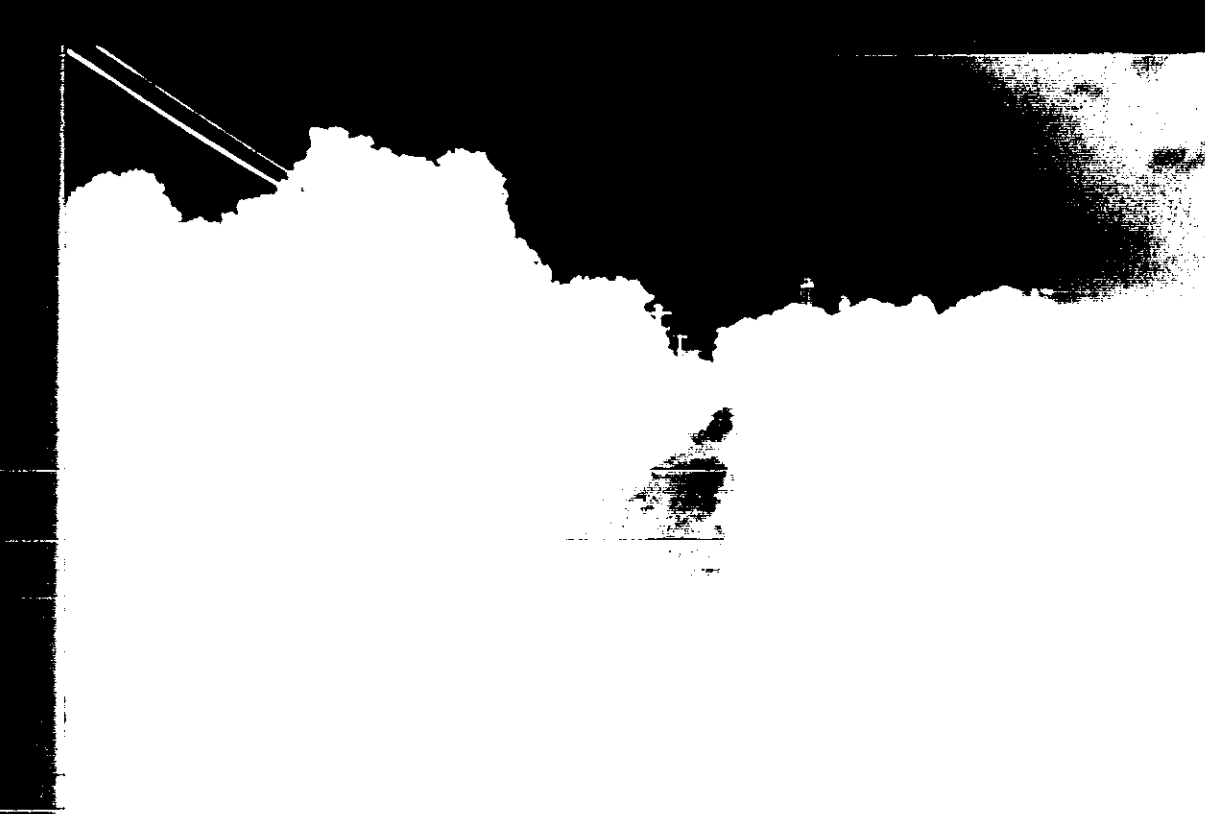
PHOTO A



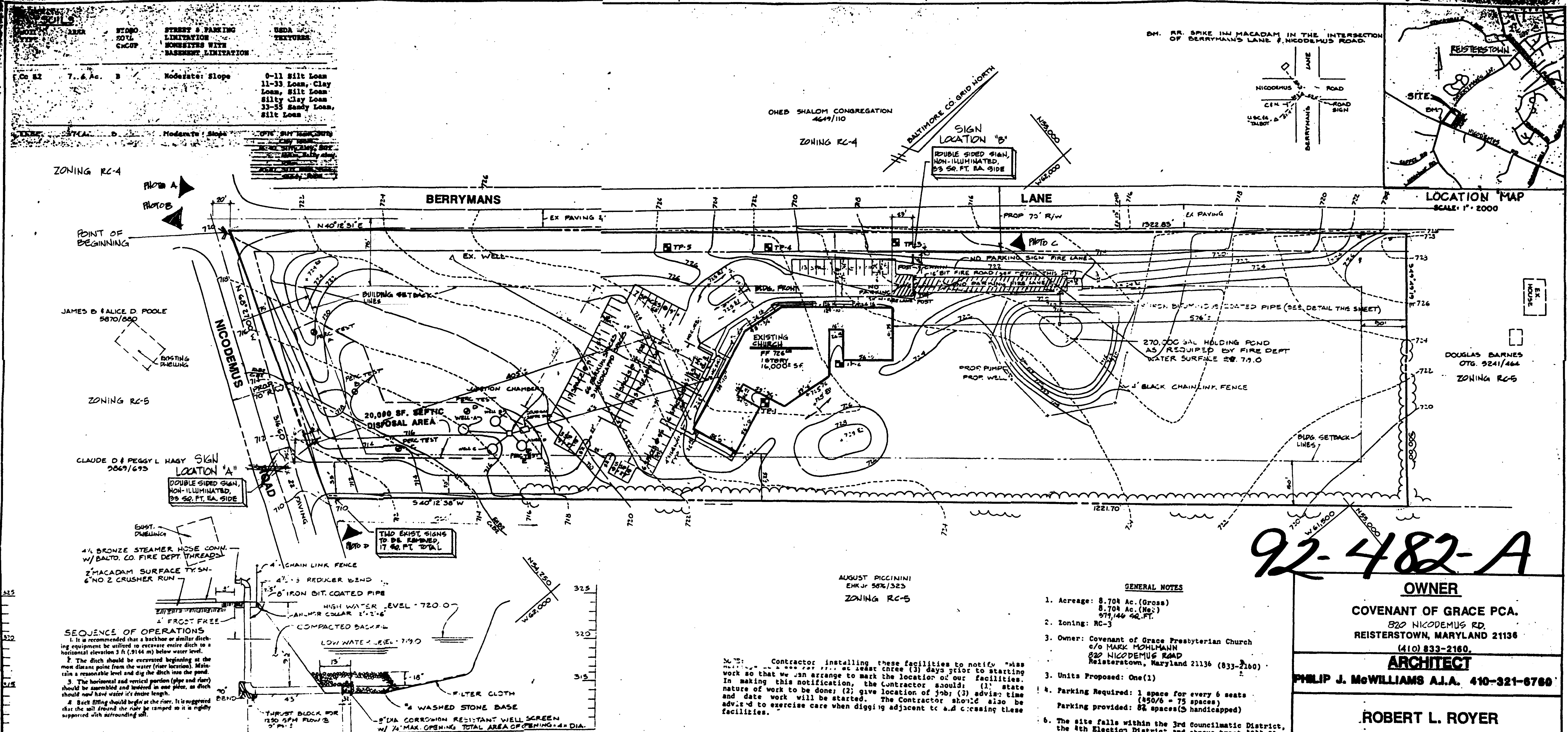
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PHOTO C



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92-482-A

Pet. Ex #1

Pet No 1



Y-NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

John J. P. [Signature]
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
REISTERSTOWN
AREA
SOUTH

SHEET
N.W.
14-K

MICROFILMED

A-784-20

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Nicodemus Rd. NEC Berrymans * ZONING COMMISSIONER
820 Nicodemus Road *
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Covenant of Grace Pres- * Case No. 92-482-A
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-2-

MICROFILMED

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1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECEIVED FOR FILING
Date 7/30/92
By Mr. S. Ward

-3-

Baltimore County Government
Zoning, Planning, and Zoning
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-1496

July 1, 1992

Mr. Dean Abbott
15058 Eastview Drive
Upperco, Maryland 21144

Mr. Philip McWilliams
c/o Brosso, Wilhelm and McWilliams, Inc.
8600 LaSalle Road, Suite 503
Baltimore, Maryland 21204

RE: Case No. 92-482-A
Petition for Zoning Variance
Covenant of Grace Presbyterian Church, Petitioner
Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES/mm

cc: Mr. Mark Mohlmann
Chairman - Board of Deacons
Covenant of Grace Presbyterian Church
820 Nicodemus Road



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 820 Nicodemus Rd., Reisterstown, MD 21136 which is presently zoned RC-3

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.16, to allow a total of two (2) signs of 132 square feet, in lieu of the maximum one (1) sign of 30 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) The size of the sign is required to display pertinent scheduling and information. A double sided sign placed perpendicularly with the road is being requested to facilitate readability from a moving vehicle. One sign would be located on Nicodemus Road at the driveway entrance, and the other sign would be 690 feet away on Berrymans Lane. Due to the existing topography, two signs are not visible at the same time. The property has over 1,600 feet of street frontage. Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Address

City State Zipcode

Phone No.

Date

Signature

Who do I submit this petition and affidavit, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)
Covenant of Grace Presbyterian Church
c/o Mark Mohlmann

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Address

City State Zipcode

Phone No.

Date

Signature

820 Nicodemus Road (410) 833-2160

Reisterstown, Maryland 21136

Philip J. McWilliams, A.I.A.

c/o Brosso, Wilhelm & McWilliams, Inc.

8600 LaSalle Road, #503 (410) 321-6760

Baltimore, Maryland 21204

ESTIMATED LENGTH OF HEARING: 1/2 hr

REVIEWED BY: LK DATE: 6/9/92

MICROFILMED

ZONING DESCRIPTION

COVENANT OF GRACE CHURCH

Beginning at the point on the south side of Berrymans Lane, which is 70 feet wide, at a distance of 20 feet northeast of the centerline of the nearest improved intersecting street of Nicodemus Road, which is 70 feet wide. Thence the following courses and distances:

M40°-12'-31"E 1322.83 feet, S49°-49'-19"E 300.00 feet,
S40°-12'-38"W 1221.70 feet and N68°-27'-00"W 316.60
feet to the point of beginning as recorded in deed
EHK Jr. 6742/640

The property is 8.704 acres. The address is 820 Nicodemus Road, Reisterstown, Maryland 21136, and is located in the 4th Election District.

MICROFILMED



5/5

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-482-A

District: 4th
Posted for: Variance
Petitioner: Covenant of Grace Presbyterian Church
Location of property: N/S Nicodemus Road, 820 Nicodemus Road
Location of Sign: N/S Nicodemus Road on front of proposed sign location
Remarks:
Posted by: S. J. Zake
Number of Signs: 1
Date of return: July 10, 1992

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/25, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/25, 1992

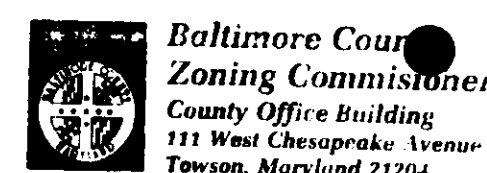
THE JEFFERSONIAN,

S. Zake Orlan

Publisher

MICROFILMED

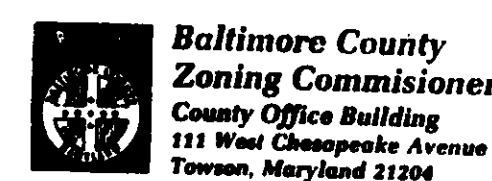
60.27



receipt

Date: 7/28/92
Account: R 001 6150
Number: 92-482
PUBLIC HEARING FEES: 01X
020 - ZONING VARIANCE (OTHER): 1X
TOTAL: \$250.00
LAST NAME OF OWNER: COVENANT OF GRACE
Please Make Check Payable to Baltimore County
BA 001047AM07-24-92 \$60.27

MICROFILMED



receipt

Date: 6/08/92
Account: R 001 6150
Number: 92-482
PUBLIC HEARING FEES: 01X
020 - ZONING VARIANCE (OTHER): 1X
TOTAL: \$250.00
LAST NAME OF OWNER: COVENANT OF GRACE
Please Make Check Payable to Baltimore County
BA 001145AM06-07-92 \$250.00

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 7-10-92

Covenant of Grace Presbyterian Church
820 Nicodemus Road
Reisterstown, Maryland 21136

RE:
CASE #92-482-A (Item 515)
N/S Nicodemus Road, NEC Berryman Lane
820 Nicodemus Road
4th Election District - 3rd Councilmanic
Petitioner(s): Covenant of Grace Presbyterian Church
HEARING: WEDNESDAY, JULY 29, 1992 at 11:30 a.m. in Rm. 118, Courthouse

Dear Petitioner(s):

Please be advised that \$ 60.27 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE HEARING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make area payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 18, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-482-A (Item 515)
N/S Nicodemus Road, NEC Berryman Lane
820 Nicodemus Road
4th Election District - 3rd Councilmanic
Petitioner(s): Covenant of Grace Presbyterian Church
HEARING: WEDNESDAY, JULY 29, 1992 at 11:30 a.m. in Rm. 118, Courthouse

Variance to allow a total of two signs of 132 square feet in lieu of the maximum one sign of 30 square feet.

Laurence E. Schmidt
Laurence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Covenant of Grace Presbyterian Church
Philip J. McWilliams

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

July 9, 1992

(410) 887-3353

Mr. Mark Mohlmann
Covenant of Grace Presbyterian Church
820 Nicodemus Road
Reisterstown, MD 21136

RE: Item No. 515, Case No. 92-482-A
Petitioner: Covenant of Grace
Presbyterian Church, et al
Petition for Variance

Dear Mr. Mohlmann:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
9th day of June, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
Carl Rebeck
Chairman,
Zoning Plans Advisory Committee

Petitioner: Covenant of Grace Presbyterian Church, et al
Petitioner's Attorney:

DPW/Development Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature *Thomas A. Kennedy* Date 6/29/92

Project Name
File Number Waiver Number Zoning Issue Meeting Date

Stonegate at Patapsco (Aerial Property)
90476 6-1-92
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

✓ Joan R. McMahon FRS-1 6-22-92 NC
DED DEPRM RP STP TE
BBC Associates 511 Comment
DED DEPRM RP STP TE
Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman 512 Comment
DED DEPRM RP STP TE
Fox Chevrolet, Inc. 513 Comment
DED DEPRM RP STP TE
Covenant of Grace Presbyterian Church NC
DED DEPRM RP STP TE
Frederick J. And Michelle Y. Burgesen 517 NC
DED DEPRM RP STP TE
David Marc And Paul C.S. Rosen 518 NC
DED DEPRM RP STP TE
David W. And Debra L. Gordon 519 NC
DED DEPRM RP STP TE
Raymond F. And Nancy A. Plum 520 NC
DED DEPRM RP STP TE
Sebastian T. Rosselli 521 NC
DED DEPRM RP STP TE
Michael And Virginia Myers 522 NC

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Booley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: June 29, 1992

SUBJECT: Covenant of Grace Presbyterian Church

INFORMATION:
Item Number: 515
Petitioner: Covenant of Grace Presbyterian Church
Property Size: 8.70 acres
Zoning: RC 3
Requested Action: Variance

Hearing Date: 7/29/92

SUMMARY OF RECOMMENDATIONS:
This petitioner is requesting a variance to allow a total of two signs of 132 square feet, in lieu of the maximum one sign of 30 square feet.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request.

This sign is well designed and blends in well with the adjacent surroundings. The signs are proportional to the rest of the site and is located in an area that gives the appearance of not being excessive. However, the Office of Planning and Zoning recommends that the petitioner be required to submit a landscape plan, for the area surrounding the signs, that must be approved by the Office of Planning and Zoning.

Prepared by: *Francis Moroney*
Division Chief: *Emile M. Russell*
PM:rdn

515.ZAC/ZAC1

MICROFILMED

RECEIVED
JUL 7 1992
ZONING OFFICE

DPW/Development Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature *Robert J. Farnley* Date 6/29/92

Project Name
File Number Waiver Number Zoning Issue Meeting Date

Stonegate at Patapsco (Aerial Property)
90476 6-1-92
ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

Joan R. McMahon FRS-1 W/C 6-22-92
DED DEPRM RP STP TE
✓ BBC Associates 511 N/C
DED DEPRM RP STP TE
Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman 512 N/C
DED DEPRM RP STP TE
Fox Chevrolet, Inc. 513 N/C
DED DEPRM RP STP TE
Covenant of Grace Presbyterian Church 515 N/C
DED DEPRM RP STP TE
Frederick J. And Michelle Y. Burgesen 517 N/C
DED DEPRM RP STP TE
David Marc And Paul C.S. Rosen 518 N/C
DED DEPRM RP STP TE
David W. And Debra L. Gordon 519 N/C
DED DEPRM RP STP TE
Raymond F. And Nancy A. Plum 520 W/C
DED DEPRM RP STP TE
Sebastian T. Rosselli 521 N/C
DED DEPRM RP STP TE
Michael And Virginia Myers 522 N/C

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature *Robert J. Farnley* Date 6-29-92

Project Name
File Number Waiver Number Zoning Issue Meeting Date

Joan R. McMahon FRS-1 6-22-92
DED DEPRM RP STP TE
BBC Associates 511 In process
DED DEPRM RP STP TE
Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman 512 NO COMMENTS
DED DEPRM RP STP TE
Fox Chevrolet, Inc. 513 In process
DED DEPRM RP STP TE
Covenant of Grace Presbyterian Church 515 NO COMMENTS
DED DEPRM RP STP TE
Frederick J. And Michelle Y. Burgesen 517 In process
DED DEPRM RP STP TE
David Marc And Paul C.S. Rosen 518 NO COMMENTS
DED DEPRM RP STP TE
David W. And Debra L. Gordon 519 NO COMMENTS
DED DEPRM RP STP TE
Raymond F. And Nancy A. Plum 520 In process
DED DEPRM RP STP TE
Sebastian T. Rosselli 521 NO COMMENTS
DED DEPRM RP STP TE

COUNT 10

Douglas R. Small 499 6-8-92 In process
DED DEPRM RP STP TE

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

JUNE 19, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: COVENANT OF GRACE PRESBYTERIAN CHURCH

Location: #820 NICODEMUS ROAD

Item No.: + 515 (LJC) Zoning Agenda: JUNE 22, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature]
Planning Group
Special Inspection Division

JP/KEK

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Department of Recreation and Parks
Development Review Committee Response

Project Name: [Signature] Date: 7/1/92
File Number: Waiver Number: Zoning Issue: Meeting Date:

Joan R. McMahon FRS-1 6-22-92

DED DEPRM RP STP TE [Signature] No Comment
BBC Associates

DED DEPRM RP STP TE [Signature] No Comment
Charles W. And Helen K. Mauerhan/Ronald W. And Diane H. Chapman

DED DEPRM RP STP TE [Signature] No Comment
Fox Chevrolet, Inc.

DED DEPRM RP STP TE [Signature] No Comment
Covenant of Grace Presbyterian Church

DED DEPRM RP STP TE [Signature] No Comment
Frederick J. And Michelle Y. Burgesen

DED DEPRM RP STP TE [Signature] No Comment
David Marc And Paul C.S. Rosen

DED DEPRM RP STP TE [Signature] No Comment
David W. And Debra L. Gordon

DED DEPRM RP STP TE [Signature] No Comment
Raymond F. And Nancy A. Plum

DED DEPRM RP STP TE [Signature] No Comment
Sebastian T. Rosselli

DED DEPRM RP STP TE [Signature] No Comment
Michael And Virginia Myers

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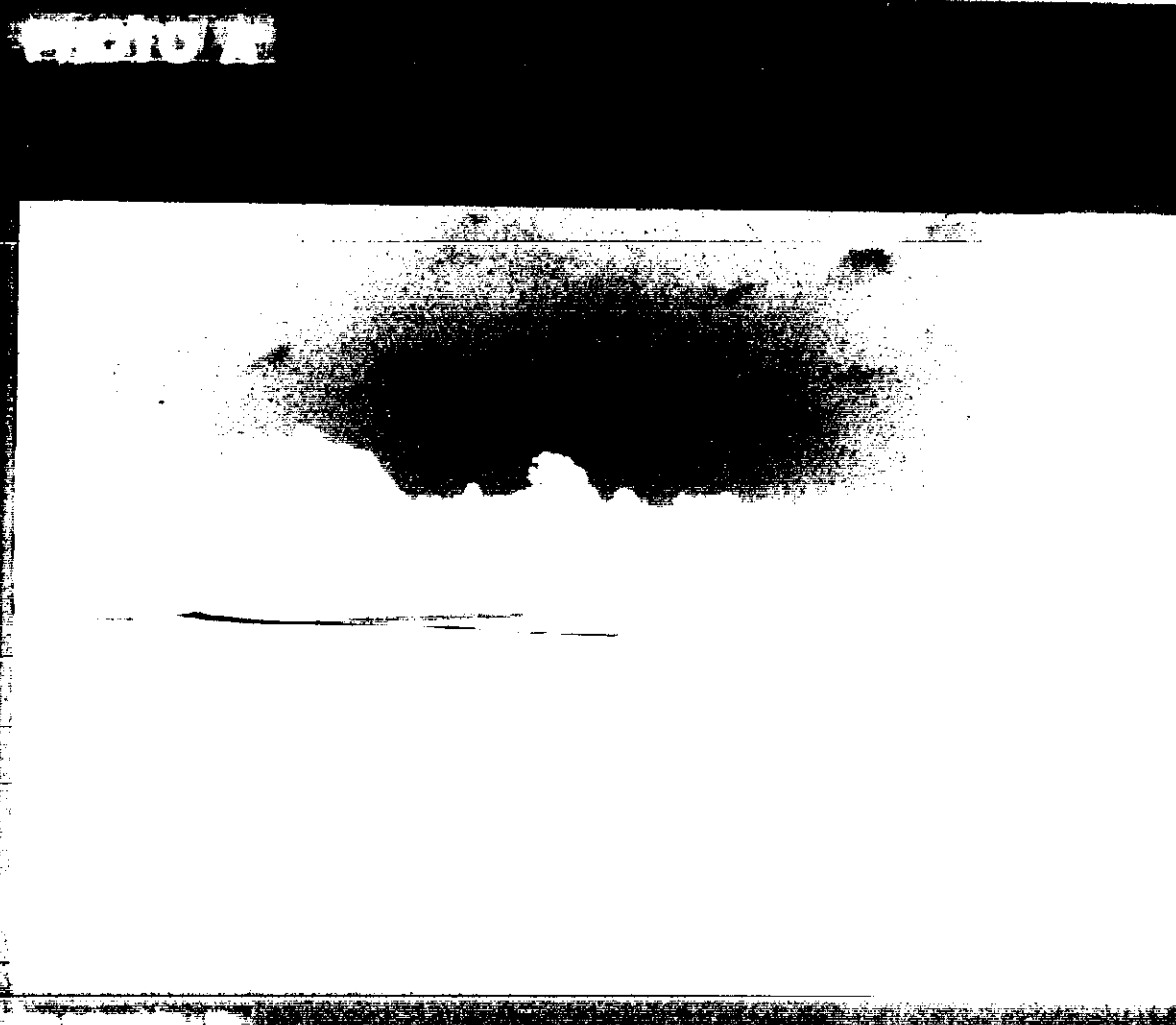
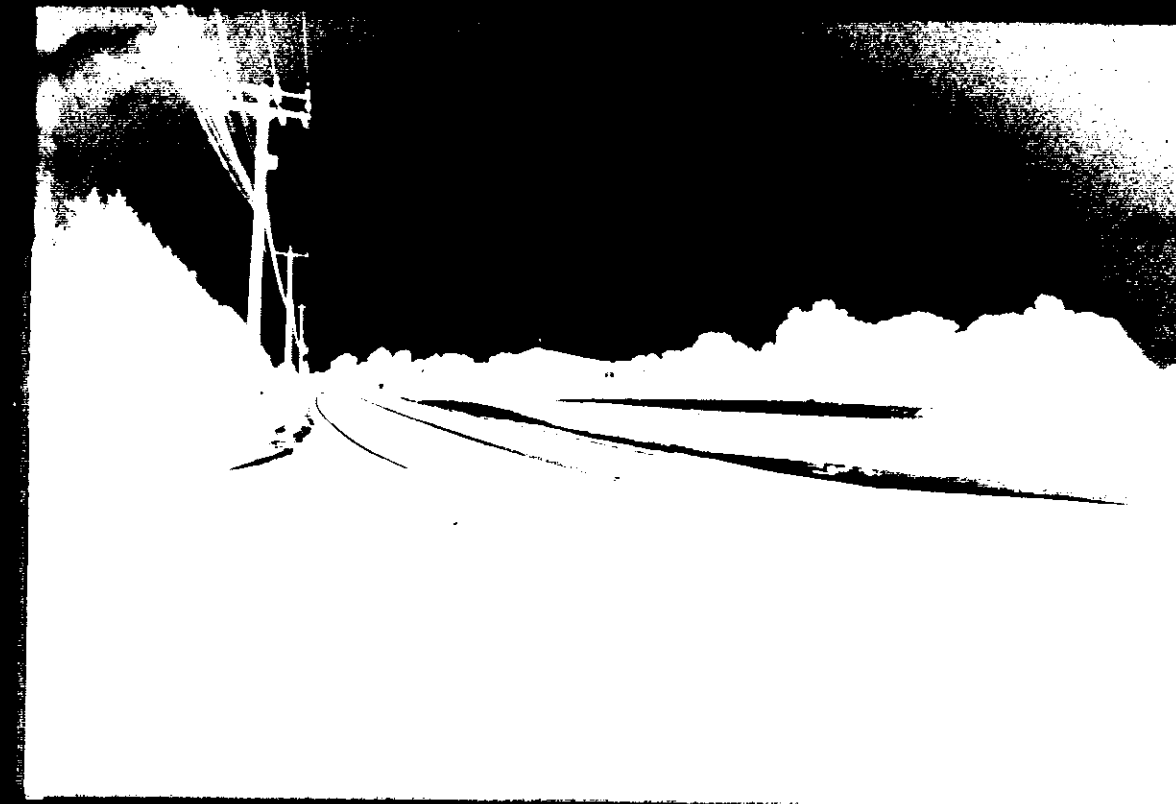
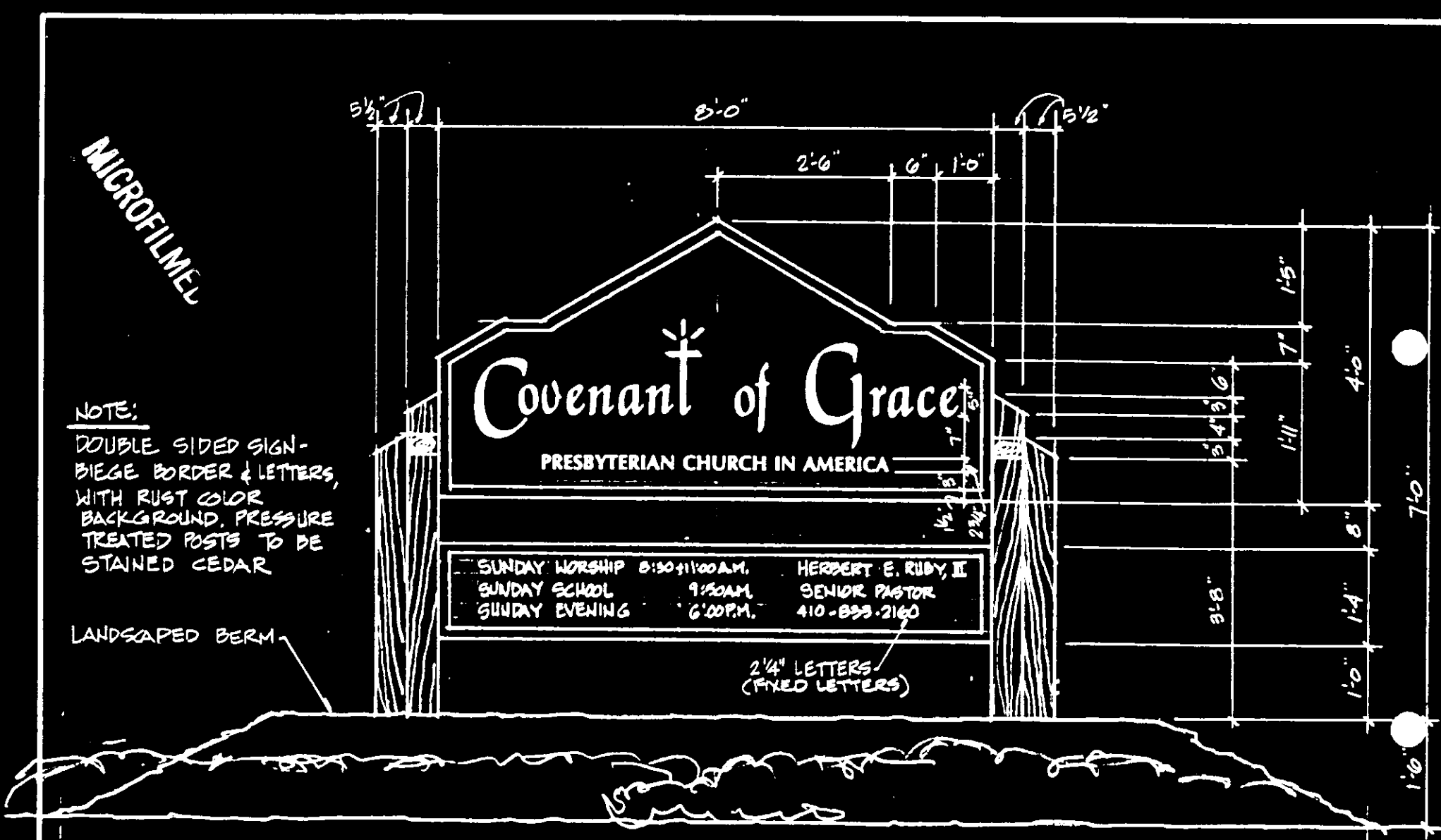
MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
Philip McWilliams
DEAN ABBOTT

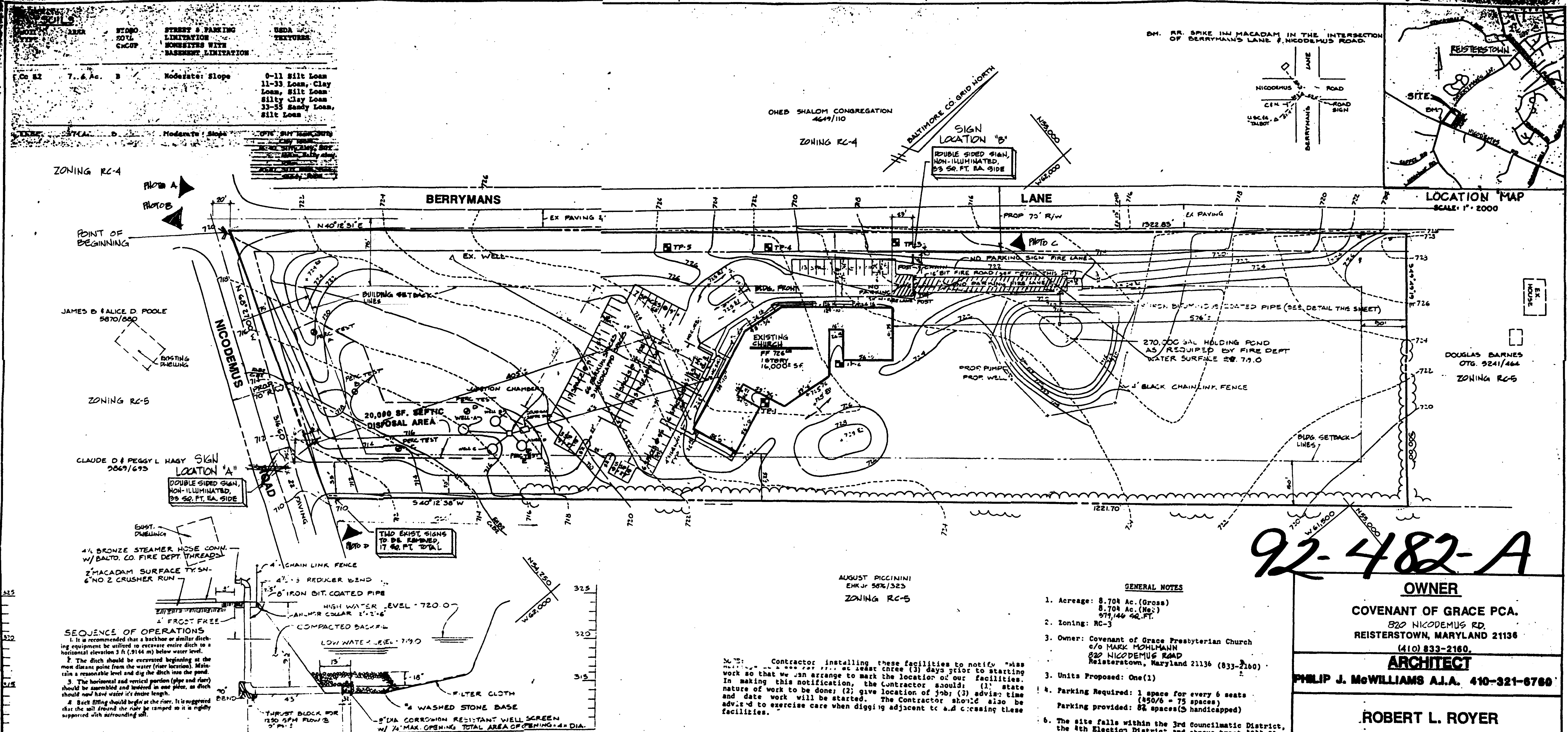
ADDRESS
BETH W. GILSON, 8000 Lasalle Rd.
Beth, MD 21206
1508 EASTVIEW DR.
WYPERLO, MD, 21155



MICROFILMED



MICROFILMED



92-482-A

- GENERAL NOTES**
1. Acreage: 8.704 Ac. (Gross)
8.704 Ac. (Net)
871,146 SQ. FT.
 2. Zoning: RC-3
 3. Owner: Covenant of Grace Presbyterian Church
c/o MARK MOHLHANN
820 NICODEMUS ROAD
Reisterstown, Maryland 21136 (833-2160)
 4. Units Proposed: One(1)
 5. Parking Required: 1 space for every 6 seats
(150/6 = 25 spaces)
Parking provided: 84 spaces(5 handicapped)
 6. The site falls within the 3rd Councilmatic District,
the 4th Election District and census tract 8082.01.
 7. Tax Account No. 0413022450.
 8. Deed of Ownership: E.H.R.Jr. 6742/640.
 9. A Landscape Plan is not required for property within
the RC-3 zone.
 10. Topography of the site is taken from a topographical
survey by A.L. Snyder, surveyor.
 11. The soils on the site are B soils.
 12. There is an existing well on the site which will be
utilized and a septic area is proposed.
 13. FLOOR AREA RATIO - .042.
 14. MAXIMUM HEIGHT OF BUILDING - 28'
 15. MAXIMUM HEIGHT OF SPIRE - 49'
 16. PREVIOUS BUILDING PERMIT NO. 99193, MARCH 15, 1989.
 17. ALL STRUCTURES WITHIN 20' OF R ARE SHOWN.
 18. REFER TO DRAWING SK-1 FOR SIGN ELEVATION.

NOTE: Contractor installing these facilities to notify "Miss work so that we can arrange to mark the location of our facilities. In making this notification, the Contractor should: (1) state nature of work to be done; (2) give location of job; (3) advise time and date work will be started. The Contractor should also be advised to exercise care when digging adjacent to and crossing these facilities.

NOTE: All grading elevations, earth quantities, etc., shown hereon are to be verified by the Contractor. Any earth quantities shown or implied are measured to finished grade and are approximate. No allowance has been made for unsuitable material encountered during construction. Suitability of soil for use in fill areas of stability of cut areas, compaction, etc., should be verified by a soils engineer.

NOTE: All masonry embankments over 10' in height shall be designed and/or certified by a soils engineer.

NOTE: All excess cut/borrow material will be taken to/from a site with an approved sediment control plan.

OWNER
COVENANT OF GRACE PCA.
820 NICODEMUS RD.
REISTERSTOWN, MARYLAND 21136
(410) 833-2160.

ARCHITECT
PHILIP J. McWILLIAMS A.I.A. 410-321-6760

ROBERT L. ROYER
307 LEYTON ROAD
REISTERSTOWN, MARYLAND 21136

COVENANT OF GRACE PCA.

SITE PLAN TO ACCOMPANY.
ZONING VARIANCE

MICROFILMED

SCALE: 1" = 50'	
JOB ORDER NO. 00200	
ISSUE DATE: 5/22/92	
DATE	REVISIONS
SHEET	

TYPICAL PAVING SECTION
1/16" SCALE

DRY-HYDRANT DETAIL
SCALE: VERT - 1"=5'
HORIZ - 1"=20'

MACADAM SURFACE
6" NO. 6 CRUSHER RUN
SURF/PAGE

Pet's En #1

Pet No 1

Revised: 5/22/92
Engineering Division